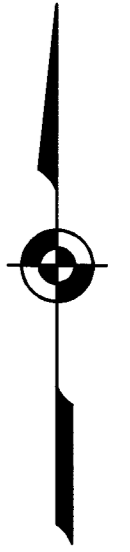
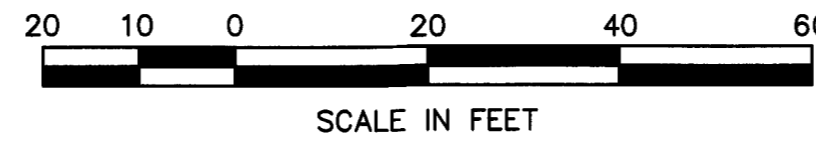


A PLAT SHOWING WEST KETCHUM RESIDENCES

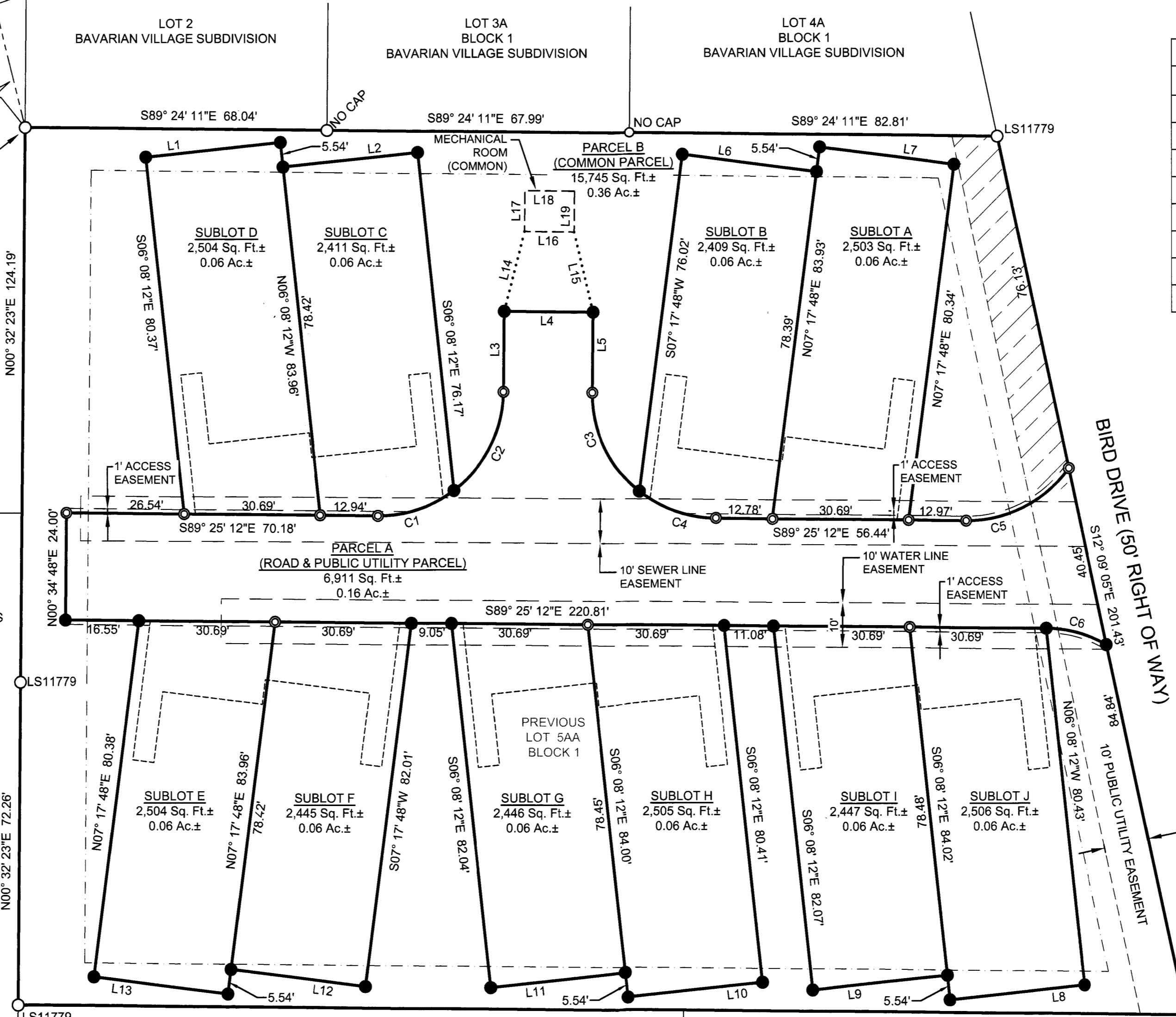
WHEREIN LOT 5AA, BLOCK 1, BAVARIAN VILLAGE SUBDIVISION IS REPLATTD INTO TOWNHOMES AS SHOWN
LOCATED WITHIN SECTION 13, T.4 N., R.17 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO

AUGUST 2021



SCALE: 1" = 20'

BLAINE COUNTY GIS
"PINES"
NO CAP
S07° 15' 48"E 875.43'
BASIS OF BEARINGS
N13° 51' 08"W 1084.67'
BLAINE COUNTY GIS
"WILLIAMS"
NO CAP
S38° 53' 33"E 237.33'
TRUE POINT OF BEGINNING
LS11779
SMOKEY LANE
CONDOMINIUM
N00° 32' 23"E 124.19'



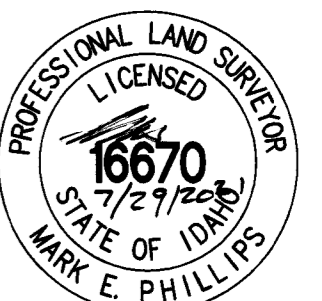
Curve Table						
Curve	Length	Radius	Delta	Tangent	Chord	Chord Direction
C1	18.35'	28.00'	37° 32' 57"	9.52'	18.02'	N71° 48' 20"E
C2	25.63'	28.00'	52° 27' 03"	13.79'	24.75'	N26° 48' 20"E
C3	25.44'	28.00'	52° 03' 15"	13.67'	24.57'	S25° 26' 49"E
C4	18.54'	28.00'	37° 56' 45"	9.63'	18.21'	S70° 26' 49"E
C5	26.85'	28.00'	54° 56' 31"	14.56'	25.83'	N63° 06' 33"E
C6	14.24'	28.00'	29° 08' 17"	7.28'	14.09'	N74° 51' 03"W
C7	15.61'	28.00'	31° 56' 36"	8.01'	15.41'	N73° 26' 54"W
C8	15.39'	28.00'	31° 30' 07"	7.90'	15.20'	S74° 49' 45"W

Line Table		
Line #	Length	Direction
L1	30.48	N83° 51' 48"E
L2	30.48	N83° 51' 48"E
L3	18.00	N00° 34' 48"E
L4	20.00	S89° 25' 12"E
L5	18.00	S00° 34' 48"W
L6	30.48	N82° 42' 12"W
L7	30.48	S82° 42' 12"E
L8	30.48	N83° 51' 48"E
L9	30.48	S83° 51' 48"W
L10	30.48	N83° 51' 48"E
L11	30.48	S83° 51' 48"W
L12	30.48	S82° 42' 12"E
L13	30.48	N82° 42' 12"W
L14	18.46	N14° 25' 12"E
L15	18.46	N13° 15' 36"W
L16	11.17	S89° 25' 12"E
L17	9.17	S00° 34' 48"W
L18	11.17	N89° 25' 12"W
L19	9.17	N00° 34' 48"E

LEGEND

- Property Line
- Adjoiner's Lot Line
- Easements per Instrument Numbers 660648, 660804, 661177, & 661178 (See Note 3)
- Proposed Paver & Hydronic Heating Maintenance Easement (See Note 5 and Detail on Page 2)
- Easement, type & width as shown
- Building Setback
- GIS Tie Line
- Found 1/2" Rebar
- Found 5/8" Rebar
- Set 5/8" Rebar, PLS 16670
- Set 3/4" Brass Tag and Nail, PLS 16670

SEE NOTES ON PAGE 2



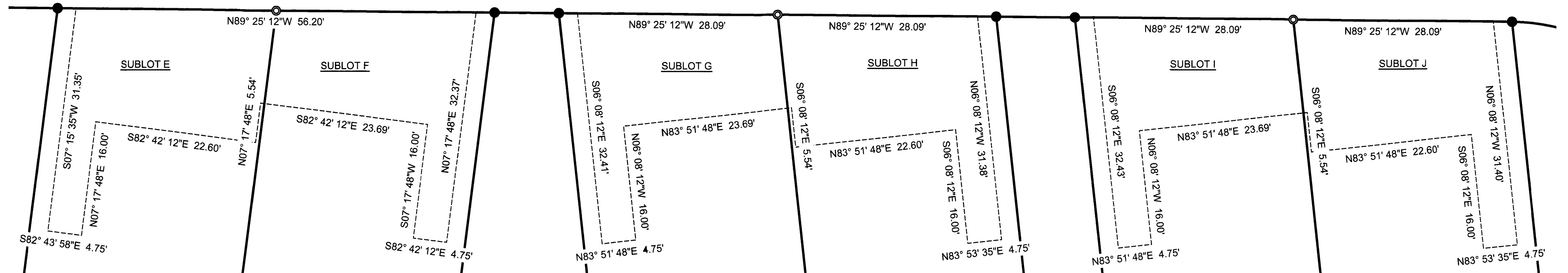
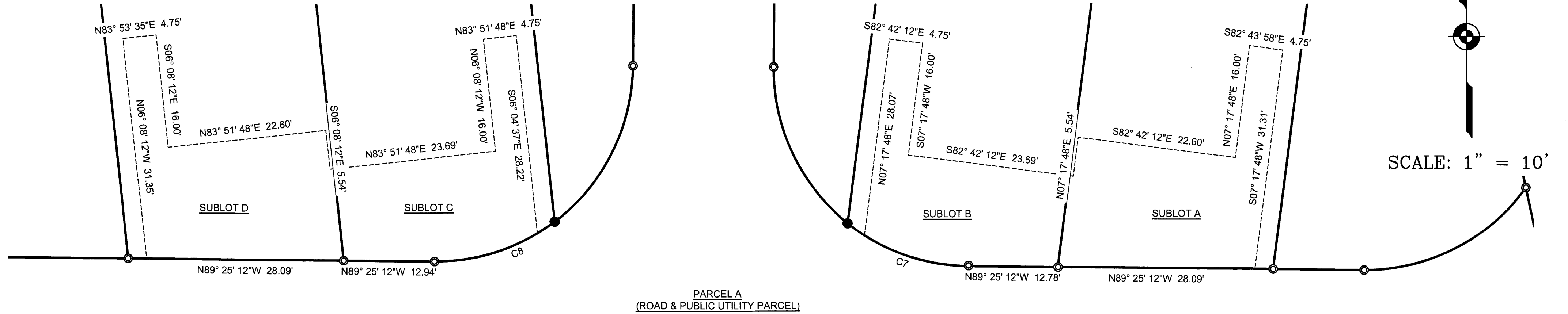
MARK E. PHILLIPS, P.L.S. 16670

HEALTH CERTIFICATE: Sanitary restrictions as required by Idaho Code Title 50, Ch. 13, have been satisfied. Sanitary restrictions may be reimposed in accordance with Idaho Code Title 50, Ch. 13, Sec. 50-1326, by issuance of a Certificate of Disapproval.

Date 08/19/2021
South Central Public Health District

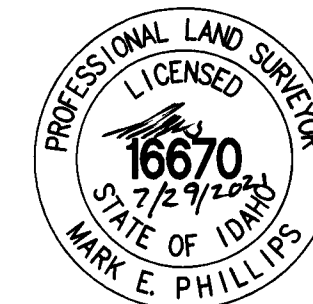
WEST KETCHUM RESIDENCES
GALENA ENGINEERING, INC.
HAILEY, IDAHO
SHEET 1 OF 3
Job No. 7818

A PLAT SHOWING WEST KETCHUM RESIDENCES



SURVEY NARRATIVE & NOTES

1. The purpose of this survey is to replat Lot 5AA, Block 1, Bavarian Village Subdivision, into Townhome Sublots as shown hereon. The boundary shown is based on found monuments and the recorded plat of Lot 5AA, Block 1, Bavarian Village Subdivision, Instrument Number 669537, records of Blaine County, Idaho. All found monuments have been accepted. Additional Documents used in the course of this survey include; Bavarian Village Subdivision: Lots 3A, 4A, 5A, 6A, 7A & 8A, Instrument Number 631181, and Bavarian Village Subdivision, Instrument Number 139821, both records of Blaine County, Idaho.
2. An ALTA Commitment for Title Insurance for Lots 5A, 6A, 7A, & 8A, Bavarian Village Subdivision, has been issued by Stewart Title Guaranty Company, File Number 1921742, with a Commitment Date of August 1, 2019. Certain information contained in said title policy may not appear on this map or may affect items shown hereon. It is the responsibility of the owner or agent to review said title policy. All plottable encumbrances and easements listed in the title report are shown hereon. Review of specific documents is required, if further information is desired.
3. The 10' Public Utility Easement extending from the Northeast Corner of the subject property, along Bird Drive, to the Southeast Corner of the subject property as shown hereon will encompass Utility Easements per Instrument Numbers 660648, 660804, 661177, & 661178, records of Blaine County, Idaho.
4. Should repairs be required on any part of the public sewer main, the City of Ketchum will not be responsible for repair or replacement of pavers, landscaping, or heating system.
5. A Paver & Hydronic Heating Maintenance Easement shall be created as shown hereon on all Sublots, being the paver areas for garage accesses and front entry walkways. The H.O.A. will maintain this system. See detail on this page.
6. A Landscape Easement shall be created hereon between all Sublot lines and the exterior footprints of each structure on said Sublots.
7. The West Ketchum Residences Declaration of Covenants, Conditions and Restrictions and Party Wall Agreement are recorded under Instrument Number 685173, records of Blaine County, Idaho.
8. The Private Access Parcel (Parcel A) is designated as a fire lane. A clear zone of 20' shall be maintained at all times.
9. Parcel A is reserved for Common Access, Public Utilities, and Snow Storage to benefit and be maintained by Townhome Sublots within this subdivision. This area is unbuildable except for ingress/egress or utilities. Costs for utilities, snow removal, onsite street maintenance, and maintenance of Parcel A shall be shared on a pro rata basis between the Sublots.
10. Garage space shall not be converted to living space or uses other than parking of vehicles and household storage.
11. All Townhome Sublot owners shall have mutual reciprocal easements for existing and future water, cable tv, sewage, telephone, natural gas and electrical lines over, under, and across each Sublot for the repair, maintenance, and replacement thereof.
12. The owner/subdivider is West Ketchum Residences, LLC c/o Robert Parker, PO Box 284, Sun Valley, ID 83353. The surveyor/representative is Mark Phillips, Galena Engineering Inc., 317 N River Street, Hailey, ID 83333.
13. The Current Zoning is GR-H. Refer to the City of Ketchum Zoning Code for more information about this zone.
14. Refer to the Engineering Base Drawing, prepared by Galena Engineering, Inc., for existing conditions and proposed improvements.
15. A 1' access easement exists as shown here on adjacent to Parcel A to benefit all Sublot owners and the H.O.A.
16. The total water and sewer system is private from point of connection with the main on Bird Drive. Owner and all successors in interest are responsible for the installation, maintenance, repair, and other costs associated with the private water lines and the sewer lines serving Sublots A-J and the common area irrigation, in accordance with the Planned Townhouse Subdivision Agreement, recorded under Instrument Number 672296, records of Blaine County, Idaho.



MARK E. PHILLIPS, P.L.S. 16670

CERTIFICATE OF OWNERSHIP

This is to certify that the undersigned is the owner in fee simple of the following described townhouse property:

A parcel of land located within Section 13, T.4N., R.17E., B.M., City of Ketchum, Blaine County, Idaho, more particularly described as follows:

Lot 5AA, Block 1 of BAVARIAN VILLAGE SUBDIVISION, as shown on the official plat thereof recorded as Instrument No. 669537, records of Blaine County, Idaho.

The easements indicated hereon are not dedicated to the public, but the right to use said easements is hereby reserved for the public utilities and for any other uses indicated hereon and no permanent structures are to be erected within the lines of said easements. We do hereby certify that all lots in this plat will be eligible to receive water service from an existing water distribution system and that the existing water distribution system has agreed in writing to serve all of the lots shown within this plat.

It is the intent of the owner to hereby include said condominium property in this plat.

West Ketchum Residences, LLC, An Idaho Limited Liability Company

[Signature]
BY: Robert Parker, Manager

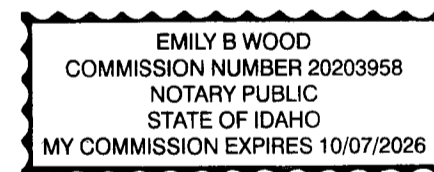
ACKNOWLEDGMENT

STATE OF Idaho
COUNTY OF Blaine

On this 27th day of July, 2021, before me, a Notary Public in and for said State, personally appeared Robert Parker, known or identified to me to be a manager of the limited liability company that executed the foregoing instrument, and acknowledged to me that such limited liability company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Emily B. Wood
Notary Public in and for said State
Residing in Ketchum
My Commission Expires 10/7/2026



SURVEYOR'S CERTIFICATE

I, Mark E. Phillips, a duly Licensed Professional Land Surveyor in the State of Idaho, do hereby certify that this plat is a true and accurate map of the land and points surveyed under my direct supervision and that it is in accordance with the Idaho State Code relating to Plats, Surveys, and the Corner Perpetuation and Filing Act, 55-1601 through 55-1612.

Mark E. Phillips, P.L.S. 16670



BLAINE COUNTY SURVEYOR'S APPROVAL

I, Sam Young County Surveyor for Blaine County, Idaho, do hereby certify that I have checked the foregoing Plat and computations for making the same and have determined that they comply with the laws of the State of Idaho relating to Plats and Surveys

[Signature]
Sam Young, P.L.S. 11577
Blaine County Surveyor

7/28/21
Date

KETCHUM CITY ENGINEER'S APPROVAL

The foregoing plat was approved by Sherri Newland, City Engineer for the City of Ketchum on this 3rd day of August, 2021.

[Signature]
City Engineer

KETCHUM CITY COUNCIL'S APPROVAL

I, Abby Rivin, Planner in and for the City of Ketchum, do hereby certify that the foregoing plat was duly accepted and approved according to the Ketchum Subdivision-Ordinance.

By: [Signature]
Certified by City Clerk



8/4/21
Date
8/4/21
Date

BLAINE COUNTY TREASURER'S APPROVAL

I, the undersigned County Treasurer in and for Blaine County, State of Idaho per the requirements of Idaho Code 50-1308, do hereby certify that any and all current and/or delinquent county property taxes for the property included in this subdivision have been paid in full. This certification is valid for the next thirty (30) days only.

[Signature]
Blaine County Treasurer

8.5.21
Date

BLAINE COUNTY RECORDER'S CERTIFICATE

Instrument # 685174
HAILEY, BLAINE, IDAHO
8-5-2021 03:44:15 PM No. of Pages: 3
Recorded for: GALENA ENGINEERING
JOLYNN DRAGE Fee: 12.00
Ex-Officio Recorder Deputy



WEST KETCHUM RESIDENCES
GALENA ENGINEERING, INC.
HAILEY, IDAHO
SHEET 3 OF 3
Job No. 7818